

Project #15-1238, Whitewater Reach Protection Project

Submitted by Kim Bredensteiner on 07/27/2016

Accepted by Elizabeth Butler on 07/27/2016

CONTACTS

Primary Sponsor: Nisqually Land Trust

Lead Entity: Nisqually River Sal RecoveryLE

Managing Agency: Rec. and Conserv. Office

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Billing Contact: Nick Woodson
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RCO Grant Manager: Elizabeth Butler
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COSTS TO DATE

Project Start Date: 12/09/2015

FundingEnd Date: 06/30/2017

Funding Formula:	Requested		Original		Current	
Puget Sound Acq. & Restoration:	\$0.00	(0%)	\$300,000.00	(76%)	\$300,000.00	(76%)
Salmon State Projects:	\$300,000.00	(76%)	\$0.00	(0%)	\$0.00	(0%)
Sponsor Match:	\$97,200.00	(24%)	\$97,200.00	(24%)	\$97,200.00	(24%)
Total:	\$397,200.00	(100%)	\$397,200.00	(100%)	\$397,200.00	(100%)

Paid To Date: \$0.00
Remaining RCO Funds: \$300,000.00
Advance Balance: \$0.00

Admin Limit: \$18,750.00 4.95%
A&E Limit: \$0.00

Match Bank: \$0.00

Admin Spent: \$0.00
A&E Spent: \$0.00

Last Released Billing:
Pending Billing: No
Number of Billings: 0

PROGRESS REPORT QUESTIONS

#	Question	Answer	Answer Description
1 of 7	Are there any significant challenges that might hinder progress or keep you from meeting your project milestones? If so, please tell us about them.	No	No significant changes, although we've experienced delays in milestone completion. However the Land Trust is still on track to acquire all four properties identified in this project. Project changes are detailed below.
2 of 7	Describe the work accomplished during this reporting period.		<p>Title review was completed for 3 of 4 properties. Appraisals and appraisal reviews were completed for all four properties.</p> <p>Surveys for a boundary line adjustment (Bridges property) and a large lot subdivision (Park/Wood property) were completed.</p> <p>County permit applications were submitted for the boundary line adjustment and large lot subdivision. Environmental assessment checklists were completed for 3 of the 4 properties.</p> <p>Hart: This acquisition closed on 7/8/2016. The Land Trust purchased the entire 9.65 acre property, including a small house and four outbuildings. Negotiations are ongoing for the other 3 properties.</p>
3 of 7	Do you anticipate any changes to your project? Please describe those changes here.	Yes	<p>Hart: The landowner was only willing to sell the entire property, including a house and several outbuildings. The Land Trust decided that acquiring the entire property would provide the best long-term habitat protection for this shoreline and riparian area. We are requesting a scope and cost change to address these changes.</p> <p>Wood/Park: The landowners decided that they wanted to keep the entire fenced area around the house as a part of the parcel that will remain with the house. The Land Trust will acquire 13.65 acres of this property, instead of 15 acres.</p>
4 of 7	If not identified in the milestones, provide property name(s) and closing date(s) for property acquired, but not yet billed to RCO.		See milestones.
5 of 7	Tell us about the next steps for your acquisition(s). Provide details on appraisals, negotiations, or closings for the parcels listed in the agreement that have not been purchased yet.		Complete negotiations and closings for Bridges and Wood/Park properties. Secure additional funding for Schmauder property.
6 of 7	Tell us about work planned for the next reporting period.		Complete negotiations and closings for Bridges and Wood/Park properties. Secure additional funding for Schmauder property
7 of 7	Do you anticipate you will need to request an amendment to your project agreement in the next six months (time extension, cost change, scope change, etc.)? If yes, please explain:	Yes	<p>Scope Change: We are requesting a scope change to reflect purchase of the entire Hart property and include related demolition and cleanup at this site.</p> <p>Time Extension: We request that the project end date be extended to 12/31/2019 to provide time to complete all tasks identified in the scope change request.</p> <p>Cost Change: We are requesting an additional \$255,963 for this project to cover increased costs for property acquisitions and the addition of demolition costs to the scope of work. See attached revised budget.</p>

MILESTONES

Milestone	Target Date	Description	Completed	Delayed	New Target Date	Progress/Reason for Delay
Order Appraisal(s)	12/01/2015	All properties.	X			
Project Start	12/09/2015		X			
Special Conditions Met	01/31/2016	Title Review -- All Properties.	X			
Order Appraisal Review(s)	03/01/2016	All properties.	X			
Annual Project Billing	03/31/2016			X	08/15/2016	progress on acquisitions has been slower than expected; 1st billing for project will be completed by mid-August
Environmental Assess Complete	04/01/2016	All properties.		X	08/30/2016	complete for 3 of 4 properties
Purchase Agreement Signed	05/01/2016	Bridges		X	09/15/2016	working through title issues
Purchase Agreement Signed	06/01/2016	Schmauder-Rodriguez		X	04/01/2017	request for additional funding through Thurston County Conservation Futures pending for this property
Purchase Agreement Signed	06/01/2016	Hart	X			
Progress Report Submitted	06/30/2016			X	07/31/2016	postponed while completing Hart acquisition and identifying amendment request components
Acquisition Closing	07/01/2016	Bridges		X	10/01/2016	working through title issues
Acquisition Closing	08/01/2016	Schmauder-Rodriguez			06/01/2017	request for additional funding through Thurston County Conservation Futures pending for this property
Recorded Land Survey to RCO	08/01/2016	Bridges			11/01/2016	revised closing date
Recorded Acq Documents to RCO	08/01/2016	Bridges			11/01/2016	revised closing date
Acquisition Closing	09/01/2016	Hart	X			closed on 7/8/2016
Recorded Acq Documents to RCO	09/01/2016	Schmauder-Rodriguez		X	07/01/2017	request for additional funding through Thurston County Conservation Futures pending for this property
Recorded Land Survey to RCO	10/01/2016	Hart				Survey not needed for this property
Recorded Acq Documents to RCO	10/01/2016	Hart				
Purchase Agreement Signed	12/01/2016	Wood-Park				
Cultural Resources Complete	12/31/2016	Fencing requires consultation...?				
Progress Report Submitted	12/31/2016					
Recorded Acq Documents to RCO	03/31/2017	Wood-Park				
Annual Project Billing	03/31/2017					
Acquisition Closing	04/01/2017	Wood-Park				
Recorded Land Survey to RCO	05/01/2017	Wood-Park				
Fencing Complete	06/30/2017	Bridges				
Funding Acknowl Sign Posted	06/30/2017	SRFB 4 x 4 signs to attach to tree or post.	X			
Stewardship Plan to RCO	06/30/2017	One plan to cover all properties (if appropriate).	X			
Final Report in PRISM	06/30/2017			X	12/31/2019	requesting time extension
Agreement End Date	06/30/2017	Project end date. All expenditures must be incurred by this date.		X	12/31/2019	requesting time extension
Progress Report Submitted	06/30/2017					

RCO Final Inspection	06/30/2017	Of all properties
Special Conditions Met	06/30/2017	\$300K of the 2013-15 PSAR funding expires by this date.
Final Billing to RCO	08/31/2017	

PERMITS

Type	Applied Date	Received Date	Expiration Date	Permit Number	Comments
Archeological & Cultural Resoures (EO 05-05)					For Fence Installation.